

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**February 26, 2004**

**6:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

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## COMMISSIONERS

**RICHARD W. TRUESDELL, CHAIRMAN**

**TODD NIGRO, VICE-CHAIRMAN**

**BYRON GOYNES**

**LAURA McSWAIN**

**STEVEN EVANS**

**LEO DAVENPORT**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

**COMMISSIONERS BRIEFING: 5:15 P.M.** City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER: 6:00 P.M.** City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board  
Court Clerk's Office Bulletin Board, City Hall Plaza  
Las Vegas Library, 833 Las Vegas Boulevard North  
Clark County Government Center, 500 S. Grand Central Parkway  
Grant Sawyer Building, 555 East Washington Avenue

**MINUTES:** Approval of the minutes of the **January 22, 2004** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE ITEM - TMP-3530 - LOG CABIN RANCH UNIT 7 - APPLICANT: D.R. HORTON - OWNER: LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 43 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the west side of Durango Drive between Log Cabin Way and Moccasin Road (APN: 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
2. TMP-3677 - EL PARQUE PROFESSIONAL PARK (A COMMERCIAL SUBDIVISION) - APPLICANT: AZIMUTH ENGINEERING - OWNER: LOS NEVADOS PARTNERS - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.38 acres at 6950 O'Bannon Drive (APN: 163-03-704-005), R-E (Residence Estates) under Resolution of Intent to O (Office) Zone, Ward 1 (Moncrief).
3. TMP-3687 - ARROYO CANYON - APPLICANT: KIMBALL HILL HOMES - OWNERS: PARDEE HOMES AND KIMBALL HILL HOMES - Request for a Tentative Map FOR A 63 LOT SINGLE FAMILY SUBDIVISION on 15.4 acres adjacent to the southwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-701-002, 003, 005 and 012), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)] and U (Undeveloped) Zones [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre), Ward 6 (Mack).

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4. **TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 – APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.** - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown).
5. **TMP-3718 - BUNKER COMMONS – APPLICANT/OWNER: SF INVESTMENTS** - Request for a Tentative Map FOR A 34 LOT SINGLE FAMILY SUBDIVISION on 10 acres adjacent to the northeast, northwest and southeast corners of Peak Drive and Maverick Street (APN: 138-14-601-029, 030, 138-14-602-021, 138-14-701-001 and 002), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 5 (Weekly).
6. **TMP-3720 – RANCHO LAKE CONDOMINIUMS - APPLICANT/OWNER: BHP INVESTORS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 300 UNIT CONDOMINIUM DEVELOPMENT on 15.31 acres adjacent to the west side of Rancho Drive between Lake Mead Boulevard and Coran Lane (APN: 139-19-601-004), C-2 (General Commercial) Zone under Resolution of Intent to R-3 (Medium Density Residential), Ward 5 (Weekly).
7. **TMP-3722 - ORICLE BUSINESS PARK (A COMMERCIAL SUBDIVISION) - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 1.69 acres adjacent to the northeast corner of Jones Boulevard and O'Bannon Drive (APN: 163-01-304-013), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).
8. **ANX-3693 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIBAILITY COMPANY** - Petition to annex property located on the northeast corner of Bath Drive and Michelli Crest Way (APN: 126-24-701-003), containing approximately 2.14 acres, Ward 6 (Mack).
9. **ANX-3714 - APPLICANT/OWNER: JAMES AND LORI KIBLER** - Petition to annex property located on the west side of Chieftain Street, 330 feet north of Rome Boulevard (APN: 125-19-701-009), containing approximately 2.06 acres, Ward 6 (Mack).

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#### ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD BE REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

10. ABEYANCE ITEM - PUBLIC HEARING - SUP-3545 - APPLICANT: SHOW MEDIA - OWNER: NEVADA SPACE, INC. - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2798 Highland Drive (APN: 162-09-202-007), M (Industrial) Zone, Ward 1 (Moncrief).
11. MASTER SIGN PLAN - PUBLIC HEARING - DIR-3816 - APPLICANT/OWNER: NEVADA STATE BANK - Request for a Master Sign Plan FOR AN APPROVED COMMERCIAL DEVELOPMENT on 1.63 acres adjacent to the northwest corner of Buffalo Drive and Sky Pointe Drive (APN: 125-21-711-003), U (Undeveloped) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).
12. REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP - Required Two Year Review of an Approved Variance (V-0112-96) WHICH ALLOWED AN EXISTING NON-CONFORMING 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RELOCATED 513 FEET FROM ANOTHER OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1109 Western Avenue (APN: 162-04-504-001), M (Industrial) Zone, Ward 1 (Moncrief).
13. REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-3686 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: STATE OF NEVADA TRANSPORTATION - Required Two Year Review of an approved Special Use Permit (U-0107-96) WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 North Jones Boulevard (APN: 138-25-404-003), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

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14. **REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-3691 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Required Two Year Review of an approved Site Development Plan Review [Z-0026-92(3)] FOR A 4,032 SQUARE FOOT CHILD CARE CENTER IN THREE MODULAR BUILDINGS on 0.97 acres adjacent to the east side of Valley View Boulevard, approximately 1,200 feet north of Charleston Boulevard (APN: 139-31-801-006), C-V (Civic) Zone, Ward 1 (Moncrief).
15. **REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL** - Required Two Year Review of an Approved Variance (V-0154-94) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2320 South Rancho Drive (APN: 162-04-401-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
16. **VACATION - PUBLIC HEARING - VAC-3707 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS II, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate public sewer and drainage easements generally located south of Log Cabin Way, west of El Capitan Way, Ward 6, (Mack).
17. **VACATION - PUBLIC HEARING - VAC-3726 - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate public sewer and drainage easements; and U. S. Government Patent Reservations generally located north of O'Bannon Drive, east of Jones Boulevard, Ward 1 (Moncrief).

#### **PUBLIC HEARING ITEMS:**

18. **ABEYANCE ITEM - RENOTIFICATION - REZONING RELATED TO SDR-3514 - PUBLIC HEARING - ZON-3346 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-1 (LIMITED COMMERCIAL) TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE) on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013 and 014), Ward 5 (Weekly).

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19. **ABEYANCE ITEM - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3346 - PUBLIC HEARING - SDR-3514 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 144 UNIT APARTMENT COMPLEX on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013, and 014), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: R-PD21 (Residential Planned Development - 21 Units Per Acre)], Ward 5 (Weekly).
20. **MAJOR MODIFICATION TO THE MONTECITO DEVELOPMENT AGREEMENT RELATED TO SUP-3503 AND SDR-3505 - PUBLIC HEARING - MOD-3735 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request for a Major Modification to the Montecito Development Agreement TO ADD 10 ACRES TO THE OVERALL PLAN AREA adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation], Ward 6 (Mack).
21. **ABEYANCE ITEM - RENOTIFICATION - SPECIAL USE PERMIT RELATED TO SDR-3505 AND MOD-3735 - PUBLIC HEARING - SUP-3503 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).
22. **ABEYANCE ITEM - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3503 AND MOD-3735 - PUBLIC HEARING - SDR-3505 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 96 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack).
23. **REZONING - PUBLIC HEARING - ZON-3665 - APPLICANT/OWNER: DONNA J. CAPRI** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres adjacent to the southwest corner of Eastern Avenue and Canosa Avenue (APN: 162-02-713-114), Ward 3 (Reese).



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24. REZONING - PUBLIC HEARING - ZON-3678 - APPLICANT/OWNER: RUTH A. SHARRON - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 220 North Lamb Boulevard (APN: 140-32-310-002), Ward 3 (Reese).
25. VARIANCE RELATED TO SDR-3452 - PUBLIC HEARING - VAR-3711 - APPLICANT: RANCHO POINTE - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN - Request for a Variance TO ALLOW 134 PARKING SPACES WHERE 199 SPACES ARE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 2.55 acres adjacent to the east side of Rancho Drive, approximately 300 feet south of Alexander Road (APN: 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
26. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3711 - PUBLIC HEARING - SDR-3452 - APPLICANT: RANCHO POINTE AND J. MARIO SANCHEZ - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN - Request for a Site Development Plan Review FOR A 23,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 2.55 acres adjacent to the east side of Rancho Drive, approximately 300 feet south of Alexander Road (APN: 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
27. VARIANCE RELATED TO SDR-3703 - PUBLIC HEARING - VAR-3704 - APPLICANT/OWNER: SHARON KEA - IMPERIAL HEALTH SPA - Request for a VARIANCE TO ALLOW 107 PARKING SPACES WHERE 175 ARE REQUIRED at 1070 East Sahara Avenue (APN: 162-03-801-034, 055, 132, 033, and 069), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
28. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3704 - PUBLIC HEARING - SDR-3703 - APPLICANT/OWNER: SHARON KEA - IMPERIAL HEALTH SPA - Request for a Site Development Plan Review FOR A PROPOSED HEALTH SPA, RESTAURANT AND KARAOKE BAR AND WAIVERS TO THE PERIMETER LANDSCAPING REQUIREMENTS at 1070 East Sahara Avenue (APN: 162-03-801-034, 055, 132, 033, and 069), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
29. VARIANCE - PUBLIC HEARING - VAR-3715 - APPLICANT/OWNER: RICHARD AND JILL BURNS - Request for a Variance TO ALLOW A DETACHED ACCESSORY STRUCTURE (GARAGE) TO EXCEED HEIGHT AND SQUARE FOOTAGE OF MAIN DWELLING on 0.45 acres at 6209 West Alexander Road (APN: 138-11-510-010), R-E (Residence Estates) Zone, Ward 6 (Mack).

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30. SPECIAL USE PERMIT RELATED TO SDR-3713 - PUBLIC HEARING - SUP-3712 - APPLICANT: CHURCH'S BAIL BONDS, INC. - OWNER: BONNEVILLE CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A BAILBOND SERVICE at 608 South Third Street (APN: 139-34-311-070), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).
31. SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3712 - PUBLIC HEARING - SDR-3713 - APPLICANT: CHURCH'S BAIL BONDS, INC. - OWNER: BONNEVILLE CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Review FOR A PROPOSED BAILBOND OFFICE on 0.16 acres at 608 South Third Street (APN: 139-34-311-070), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).
32. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3716 - APPLICANT: AURELIO'S - OWNER: CHEYENNE INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR AND A WAIVER FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH AND PARK at 7660 West Cheyenne Avenue, Suite #122 (APN: 138-09-821-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).
33. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3717 - APPLICANT: TUSCAN RESTAURANT ENTERPRISES, LIMITED LIABILITY COMPANY - OWNER: MMM PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A NIGHT CLUB at 1050 South Rampart Boulevard (APN: 138-32-412-024), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
34. VARIANCE RELATED TO SDR-3710 - PUBLIC HEARING - VAR-3880 - APPLICANT/OWNER: ASIE JAH - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED FOR A PROPOSED OFFICE on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese).

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35. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3880 - PUBLIC HEARING - SDR-3710 - APPLICANT/OWNER: ASIE JAH - Request for a Site Development Review FOR A PROPOSED LAW OFFICE AND FOR A WAIVER OF THE PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese).
36. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3724 - APPLICANT: DANNY TARKANIAN - OWNER: PALACE STATION HOTEL & CASINO, INC. - Request for a Site Development Plan Review FOR A BASKETBALL GYMNASIUM AND WAIVERS OF GLAZING, BUILDING PLACEMENT, 15 FOOT WIDE LANDSCAPE PLANTER ALONG STREET FRONTAGES, AND PARKING LOT LANDSCAPE FINGERS on 1.68 acres adjacent to the southwest corner of Rancho and Teddy Drives (APN: 162-08-602-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
37. VACATION RELATED TO TMP-3639 - PUBLIC HEARING - VAC-3664 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Petition to vacate all of Maverick Street, between Meisenheimer Avenue and Racel Street, Ward 6 (Mack).

#### NON PUBLIC HEARING ITEMS:

38. TENTATIVE MAP - RELATED TO VAC-3664 - TMP-3639 - QUARTERHORSE ESTATES UNIT 1 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 17 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.76 acres adjacent to the northeast corner of Maverick Street and Racel Street (APN: 125-11-704-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

#### DIRECTOR'S BUSINESS:

39. ABEYANCE ITEM - TEXT AMENDMENT - PUBLIC HEARING - TXT-2450 - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to add a new Scenic Byway Overlay District in Title 19.06, to define the boundaries and intent of the District, and to add language regarding on-site and off-site signage within the District.

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40. DIRECTOR'S BUSINESS - PUBLIC HEARING - DIR-3851 - APPLICANT: CITY OF LAS VEGAS - OWNER: LAS VEGAS BOULEVARD SCENIC BYWAY CORRIDOR MANAGEMENT PLAN - Request to amend the Southeast Sector of the General Plan to adopt the Las Vegas Boulevard Scenic Byway Corridor Management Plan, Ward 1 (Moncrief), Ward 3 (Reese), and Ward 5 (Weekly).

#### CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.